



City of Hialeah
Grants & Human Services Department
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HOME-ARP Funds

Congress appropriated \$5 billion in HOME Investment Partnerships (HOME) – American Rescue Plan Act of 2021 (ARP) funds to be administered through the HOME program to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units. **The City of Hialeah was awarded \$5,388,586 in HOME-ARP funds.**

Qualifying individuals or families that can benefit from these funds are:

- (1) homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11302(a)) (“McKinney-Vento”);
- (2) at risk of homelessness, as defined in section 401 of McKinney-Vento;
- (3) fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking;
- (4) part of other populations where providing supportive services or assistance would prevent a family’s homelessness or would serve those with the greatest risk of housing instability; or
- (5) veterans and families that include a veteran family member that meet the criteria in one of (1)-(4) above.

As a recipient of HOME-ARP funds, the City is required to draft an allocation plan that, at a minimum, demonstrates consultation with:

- The Continuum of Care (CoC) serving the City’s jurisdiction (Miami-Dade County Homeless Trust);
- Homeless services providers;
- Domestic violence services providers;
- Veterans’ groups;
- Public housing agencies (Hialeah Housing Authority);
- Public agencies that address the needs of qualifying populations; and
- Public and/or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

The Plan must include:

- A summary of the consultation process and results of upfront consultation;
- A summary of comments received through the public participation process and a summary of any comments or recommendations not accepted and the reasons why;
- A description of HOME-ARP qualifying populations within the jurisdiction;
- An assessment of unmet needs of each qualifying population;
- An assessment of gaps in housing and shelter inventory, homeless assistance and services, and homelessness prevention service delivery system;



- A summary of the planned use of HOME-ARP funds for eligible activities based on the unmet needs of the qualifying populations;
- An estimate of the number of housing units for qualifying populations the PJ will produce or preserve with its HOME-ARP allocation; and
- A description of any preferences for individuals and families in a particular qualifying population or a segment of a qualifying population.

The HOME-ARP Allocation Plan must be submitted to the U.S. Department of Housing and Urban Development for review and approval prior to the expenditure of HOME-ARP funds. ***The deadline for submission of the Plan is March 31, 2023.***

Community Consultation Process

The City of Hialeah consulted with professional agencies and providers as well as the public-at-large regarding the needs and service gaps for the qualifying populations eligible for HOME-ARP funds. The City undertook several initiatives to engage a variety of voices and perspectives from both the professional and resident arenas.

Consultation with Professional and Service Organizations

Describe the consultation process including methods used and dates of consultation:

The City of Hialeah proactively contacted community partners providing Notice CPD-21-10: Requirements for the Use of Funds in the HOME- American Rescue Plan Program as a reference tool to encourage their input, experience, comments and recommendations for the City's use of HOME-ARP funds. The City proactively contacted key community partners via email to encourage discussion and consultation.

List the organizations consulted:

Agency/ Contact Person	Agency Type/Area of Service	Date of Contact
Glory House/Betty Lara	Human Trafficking/ Domestic Violence Service Agency	December 15, 2022, and January 4 & 5, 2023
Miami-Dade County Homeless Trust/ Victoria Mallette	Continuum of Care (CoC) Lead Agency	December 15, 2022
Spinal Cord Living Assistance Development/ Angelina Rodriguez	Human Services Agency for Persons with Disabilities	December 15, 2022
Hialeah Housing Authority/ Julio Ponce	Public Housing Agency	December 15, 2022
Hialeah Police Department Victims Advocate Program/ Emerly Rojas	Law Enforcement Agency Serving Victims of Domestic Violence and Human Trafficking	December 15, 2022



The Salvation Army/ Johanna Wint	Emergency Shelter and Homeless Prevention Services Provider	December 15, 2022
Citrus Health Network/ Jose Garcia	Federally Qualified Health Care and Mental Health Center	December 15, 2022
Housing Opportunities Project for Excellence, Inc./ Keenya Robertson	Fair Housing Services Provider	December 15, 2022
Frontline Response/ Jeff Shaw	Homeless and Sex Trafficking Services Provider	December 19, 2022
Project UP-START/ Ana Knapp	Homeless Youth & At-Risk Families Services Provider	December 20, 2022
City of Hialeah Veterans Affairs Board	Advocacy group on veterans' issues to Mayor and City Council	December 27, 2022
Miami-Dade County Community Action and Human Services Department	County Human Services Provider Including Domestic Violence and Veterans Programs	January 3, 2023

Summarize feedback received and results of upfront consultation with these entities:

Agency	Feedback
Spinal Cord Living Assistance Development	Persons with physical and developmental disabilities fight a long battle of rising rents and increased costs on a very low, fixed income. Now more than ever, this population risks homelessness. Those clients that had been traditionally served with CDBG funds from the City of Hialeah are currently without services and at greater risk of housing instability and deterioration of general wellbeing.
Hialeah Police Department Victims Advocate Program	The City is seeing an influx of undocumented families experiencing victimization who cannot access traditional assistance. Rising rents are putting more households under strain and resources are insufficient to adequately house all persons needing help including households where children are the victim and the perpetrator was the household's primary breadwinner.
Glory House	There are housing needs across the service spectrum. However, there is great need for emergency housing, rental assistance, transitional housing and therapeutic (support) services especially for people dealing with domestic violence and human trafficking.
Miami-Dade County Homeless Trust	The CoC is undertaking several projects to create more units. The preference is for the City of Hialeah to commit its funds to the Trust to leverage with available funds to create new units in North Dade with dedicated beds for the City of Hialeah to serve homeless persons (which is inclusive of persons experiencing domestic violence, stalking and human trafficking).



Public Participation

Describe the public participation process, including information about the dates of the public comment period and public hearing(s) held during the development of the Plan:

- ***Date(s) of Public Notice:*** January 5, 2023
- ***Public Comment Period:*** Start Date – January 5, 2023 End Date – January 31, 2023
- ***Date(s) of Public Hearing(s):*** January 5, 2023 & January 10, 2023

Describe the public participation process:

The City engaged the public by:

- Posting a request for public comment on the use of HOME-ARP funds in the City's community billboard and the City's website
- Advertising in *The Miami Herald* the solicitation of public comment on the use of HOME-ARP funds as well as the dates, times and locations for two public hearings (as well as Zoom access)
- Holding two separate public hearings enabling in-person and virtual participation by residents and stakeholders at different times of the day
- Proactively reaching out to community-based organizations and human service providers to obtain input, recommendations and provide salient data
- Utilizing its social media account to encourage participation with public hearings and virtual comments
- Obtaining approval of the Plan from the Mayor and City Council via a regularly-held public meeting in which public input was allowed

Describe efforts to broaden public participation:

The City proactively requested that community service agencies review the HOME-ARP notice and provide comments and suggestions regarding the City's Allocation Plan. The list of those agencies contacted is provided above.

The City also advertised the availability of two public hearings held on different dates and times to enable the broadest accessibility possible to providing comment in *The Miami Herald* on January 5, 2023. Each of these public hearings was also made available via Zoom to further broaden accessibility. Bilingual staff attended both hearings to ensure that non-English speaking participants would be heard and acknowledged.

Furthermore, the City established a dedicated page on its website to solicit public comment and advertise the two public hearings and methods for comment submission. The City also utilized its social media accounts (Facebook) to encourage public comment by disseminating information for the public hearings and methods for comment submission.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:



Agency	Comments Provided
Spinal Cord Living Assistance Development	Consider the needs of the community's disabled population who face greater challenges as a result of their disabilities and historically low income.
Hialeah Police Department Victims Advocate Program	The influx of undocumented families experiencing victimization is taxing available resources. The need for more housing supports is great as many times the perpetrator in a domestic violence situation is the breadwinner and housing provider.
Glory House	Housing of all kinds is greatest need with trauma-informed care. Ideally, 12-month healing housing that enables victims to be treated for their trauma as part of the overall transition to permanent housing. Wraparound services provided once a person is stabilized in housing is in great need. Single women, followed by women with children and immigrants are the populations with greatest need. We also need capacity building tools to prepare our community-based providers to better serve those needing help.
Miami-Dade County Homeless Trust (Vicki Mallette)	The CoC is undertaking several projects to create more units. The preference is for the City of Hialeah to commit its funds to the Trust to leverage with available funds to create new units in North Dade with dedicated beds for the City of Hialeah to serve homeless persons (which is inclusive of persons experiencing domestic violence, stalking and human trafficking).
Miami-Dade County Homeless Trust (Manny Sarria)	The Homeless Trust in partnership with the City of Miami, Miami Beach, North Miami and the Miami Foundation are using HOME ARP, general fund and philanthropic funds to create approximately 550 units of new Permanent Supportive Housing for persons experiencing homelessness. Will the City of Hialeah consider dedicating HOME ARP funds to acquire/rehab housing with a preference for person experiencing homelessness in the City of Hialeah?
Maria Ortega Pastora (Resident)	Do something about the homeless situation along west 12 th Avenue. You see daily at least 3 from 49 th Street to 37 th Street

Summarize any comments or recommendations not accepted and state the reasons why:

The City accepted all comments received.

Needs Assessment and Gaps Analysis

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

The City of Hialeah is located in the northwest area of Miami-Dade County and is the second largest city in the county and sixth largest in the State. With a population of almost 230,000 people, the City's total area is 19.7 square miles and is bordered by the following municipalities: Miami Springs, Medley, Hialeah Gardens,



Opa-Locka, Miami Lakes and Miami. While the census counts those residents in traditional housing, the City has an unknown number of accessory dwelling units, commonly called efficiencies, and an increasing number of recreational vehicles being utilized as homes that represent an untold addition to the City's census count.

Homeless as defined in 24 CFR 91.5

The latest Miami-Dade County Homeless Trust Point-in-Time Survey was conducted in August 2022 and reported 31 homeless persons within the City of Hialeah. The City's known homeless street population is overwhelmingly male and foreign-born. However, based on Hialeah Police Department engagement data, it is believed that this number significantly undercounts the number of homeless persons citywide. The homeless census results may have been impacted by the City's geography as its odd boundary configuration borders six other municipalities and zigzags from just north of Miami International Airport north/northwest towards the Broward County line.

Skyrocketing rents have impacted the homeless population as several of the persons seeking homeless services from the City since June 2022 had been living in area "efficiencies" (accessory dwelling units) or mobile homes when their rents were increased and they could no longer their homes. All of those seeking services relied on Social Security benefits (both retirement and disability) as their sole source of income. It should be of note that pandemic-era eviction moratoriums may have also contributed to the growing number of homeless persons in South Florida as landlords who had lost rent revenues moved to significantly increase rents resulting in many tenants being unable to afford their homes.

The City of Hialeah began providing homeless outreach services through its Community Solutions Team in October 2022. Prior to this date, Hialeah residents seeking homeless services were referred to the City of Miami Homeless Outreach Program which provides outreach services for all areas of Miami-Dade County except for the City of Miami Beach.

As of February 1, 2023, the City is sheltering seven homeless households (either families with children or vulnerable, disabled elders). Most of these were displaced after their residential building was deemed inhabitable or they were priced out of prior housing because of the steep increases in rent being experienced in the private housing market.

At Risk of Homelessness as defined in 24 CFR 91.5

According to the United States Census Bureau and American Community Survey, the median household income in Hialeah is \$38,471 and the average household income was \$53,088. The City's average and median household incomes are less than the County's levels. The average household income was \$92,005 and median household income was \$57,815 for Miami-Dade County. The national median household income was \$70,784 in comparison. Households incomes take a very steep drop for those aged 65 and older who have a median income of only \$21,579 compared to a median income of \$53,554 for households aged 45 to 64 years of age. The Census reports 45,223 people living below the poverty level.

While household incomes in the City are less than the county and national averages, the cost of rents have consistently risen over the past five years with a steep increase after the lifting of the pandemic-era eviction moratorium. Fair Market Rents for a one-bedroom apartment rose from \$1,020 in 2017 to \$1,332 in 2022, a



30.5 percent increase in less than five years. Fair Markets Rent rise again in 2023 to \$1,546 for a one-bedroom, or an increase of 16 percent from prior year (way out-pacing gains in income).

According to the Shimberg Center for Housing Studies at the University of Florida, housing cost burden further pushes marginally stable families as residents struggle to maintain stable housing when incomes are not keeping pace with housing costs. The Center reports that 23,045 Hialeah households are paying more than 50 percent of their household income for housing costs and that 68.47 percent of all renters being overburdened.

Fleeing or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

The *Gap and Needs Report* completed on May 9, 2020 by the Miami-Dade County Domestic Violence Oversight Board reported that 1 in 3 female murder victims and 1 in 20 male murder victims in the United States are killed by intimate partners; 20% of victims are family members or friends of the deceased; 72% of all murder-suicides are perpetrated by intimate partners and 94% of all murder/suicide victims are female. These sobering statistics are further amplified by the 44 domestic-violence-related deaths in Miami-Dade County in 2018. Miami-Dade County ranked first from 2008-2017 in largest number of reported domestic violence offenses in the state. According to the Uniform Crimes Reports (UCR) of the Florida Department of Law Enforcement (FDLE), from 2008 through 2018, there were 106,706 reported domestic violence offenses in Miami-Dade County, including at least 247 murders/manslaughters, 2,871 forcible sex offenses, 22,532 aggravated assaults/stalking, and 81,056 other assaults and domestic violence related crimes, according to the report.

From 2008 through 2018, the highest number, and percentage of county-wide total, of reported domestic violence offenses were made by the police departments for:

1. Miami-Dade County – 27,560 at 25.8%
2. City of Miami – 27,560 at 25.8%
3. Miami Gardens – 8,137 at 7.6%
4. Hialeah – 7,812 at 7.3%

Victims are often revictimized as 21-60% of victims lose their jobs due to reasons stemming from their abuse, according to the same report. Beyond the human cost, intimate partner violence is estimated to cost the United States economy between \$5.8 billion and \$12.6 billion annually, the report states.

Human trafficking is a significant concern as Florida has the third highest rate of human trafficking in the nation. Miami-Dade County ranks number one with this problem. Half of the sex victims are 17 years of age or younger, according to the Miami-Dade State Attorney's Office Human Trafficking Task Force. In Miami-Dade County, 40 percent of human trafficking victims are minors and 96 percent of them are female. Sixty-seven percent of victims are local residents according to the Metropolitan Center at Florida International University. It should be noted that human trafficking includes both sex and labor trafficking. Hialeah is located just north of Miami International Airport and is home to a corridor of low-cost motels along Okeechobee Road which have been repeatedly cited as locations used for human trafficking.



Other Populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

The City's 23.7 percent poverty rate (2018) underscores how many residents are living by a thread that can be threatened by fast-rising rents and cost of living costs. The cultural variance is also a factor as 75.2 percent of the City's residents are foreign-born. This figure is further threatened by the City's 67.8 percent citizenship rate which trails far behind the national average of 93.4 percent, Florida's 91.1 percent and even Miami-Dade County's rate of 77.9 percent. Miami-Dade County received more than 50 percent of all 30,092 newly-arrived immigrants in the State with many coming to Hialeah to be close to family. In the last 5 years, Miami-Dade County has welcomed 53,068 new immigrants with a steep 584 percent increase from 2020 to 2021. This population is often housing challenged as they await documentation that enables them to access entitlements and seek employment.

The *American Community Survey* reports that 28.1 percent of persons with a disability are living in poverty in Miami-Dade County. This population is squeezed from several directions that threaten its housing stability: limited employment opportunities, fixed incomes derived primarily from disability benefits, and limited housing options in a tight housing market where rising rents are pricing out low-income households.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

The City of Hialeah has been able to use Emergency Rent Assistance (ERA) funds awarded by the United State Treasury to provide housing stabilization funds to a variety of residents including some who fall within the qualifying populations identified under HOME-ARP. However, this assistance was limited to households earning up to 80 percent Area Median Income. While the City currently does not operate a Tenant Based Rental Assistance Program, it is one of the strategies under consideration for its HOME-ARP initiatives.

While there are no congregate emergency shelters within the City of Hialeah, Hialeah residents in need of shelter can access services through the Miami-Dade County Continuum of Care which contracts with a variety of shelters (located primarily within the City of Miami) including The Salvation Army, Miami Rescue Mission and Chapman Partnership Homeless Assistance Center, among others. The CoC also has a variety of other housing units including Safe Haven Transitional Housing and Permanent Supportive Housing:

CoC Number: FL-600

CoC Name: Miami-Dade County CoC

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ⁴
Emergency, Safe Haven and Transitional Housing	356	1,268	1,745	10	3,023	0	59	n/a	108	80
Emergency Shelter	295	1,076	1,333	10	2,419	0	59	n/a	0	60
Safe Haven	0	0	20	0	20	n/a	n/a	n/a	20	0
Transitional Housing	61	192	392	0	584	n/a	n/a	n/a	88	20
Permanent Housing	584	2,163	3,500	0	5,663	n/a	n/a	n/a	1,086	0
Permanent Supportive Housing*	392	1,481	2,828	0	4,309	n/a	n/a	3,390	909	0
Rapid Re-Housing	160	567	465	0	1,032	n/a	n/a	n/a	152	0
Other Permanent Housing**	32	115	207	0	322	n/a	n/a	n/a	25	0
Grand Total	940	3,431	5,245	10	8,686	0	59	3,390	1,194	80



Beyond these housing resources, there are a variety of human services providers and community-based organizations that offer services to the qualifying populations. While some agencies have a footprint within the City of Hialeah, all agencies serve Hialeah residents and include, but are not limited to:

Agency/CBO	Services Provided
Citrus Health Network	Medical and mental health services Rapid Rehousing & housing Services
Legal Services of Greater Miami	Legal services
Jewish Community Services of So. Fl.	Mental health services; Food and employment assistance; Refugee Assistance Program; and Case Management
Hialeah Police Victims Advocate Program	Assistance with restraining order application; and Emergency shelter for domestic violence and human trafficking victims
City of Miami Beach Grants & Human Services Department	Emergency Rent Assistance Program; Emergency shelter services and street outreach; and Care Coordination services
Miami-Dade County – Hialeah Community Resource Center	Veteran services (including benefits, education services, and vocational rehabilitation)
Miami-Dade County Homeless Trust	CoC overseeing network of services for the homeless
Glory House	Services for human trafficking survivors (including physical and mental health services, life skills and career search)
Hialeah Housing Authority	Public Housing Agency

Describe the unmet housing and service needs of the qualifying populations:

While there is a considerable network of resources with Hialeah and Miami-Dade County, the need for services exceeds available resources across all qualifying populations and the broader community-at-large.

Homeless as defined in 24 CFR 91.5

The August 18, 2022 Miami-Dade County Homeless Census showed an increase of 23 percent in unsheltered homeless and a seven percent increase in sheltered homeless compared to the prior year. While housing capacity is growing, the number of people needing services has grown as well maintaining the deficit of resources to meet need (despite the substantial influx of pandemic-related relief resources).

The City of Hialeah has turned away several homeless persons seeking shelter in 2022 because CoC shelters did not have the capacity to serve them. Furthermore, the partial collapse of a multi-family residential property located at 2350 Palm Avenue in October resulted in the need to relocate 15 households. Five of these households remain homeless as they have not been able to secure alternate affordable housing and remain in hotel funded by the City further underscoring that the absence of affordable permanent housing persists.

At Risk of Homelessness as defined in 24 CFR 91.5



The City of Hialeah experienced 823 residential evictions in 2022, according to the Miami-Dade County Clerk of Courts. These evictions represent households – many with children – who were unable to maintain housing stability and were ordered by a court to vacate premises under court order – rather than voluntary surrender.

According to the Shimberg Center for Housing Studies at the University of Florida, housing cost burden further pushes marginally stable families as residents struggle to maintain stable housing when incomes are not keeping pace with housing costs. The Center reports that 23,045 Hialeah households are paying more than 50 percent of their household income for housing costs and that 68.47 percent of all renters are overburdened. With rents rising at rates greater than the Consumer Price Index and household income, these families are vulnerable to housing instability and would enter into a housing market with a rental vacancy rate of only 1.8 and an even more astonishingly low 0.8 percent homeowner vacancy rate, according to Point2Homes. The strong housing market works against low-income households. The average studio apartment rent of \$1,802 cannot be afforded by a minimum wage earner (who only earns \$1,906 per month).

Fleeing or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

According to the Hialeah Police Department, the department responded to 663 domestic violence calls, 30 stalking calls and 135 sexual assault calls in 2022. The City of Hialeah's Victims Advocate Program opened 42 cases involving domestic violence/stalking/sexual assault in 2022. These 42 cases involved 103 victims who were often left homeless after victimization. Persons experiencing domestic violence, human trafficking and sexual assault need a variety of supports to address the trauma of their victimization and their reintegration into the community and self-sustenance. The first is access to safe housing which is challenging because so many groups – including the qualifying populations identified for HOME-ARP – are competing in a rental housing market with a 1.8 vacancy rate and average rents which exceed minimum-wage earnings. The second issue is establishing a sustainable household income when oftentimes the perpetrator of the violence was the household's primary wage earner. The next issue is accessing employment and reintegration into the community when the possibility of encountering the perpetrator is possible forcing victims to uproot themselves from the communities they know to avoid these possible encounters.

Other Populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

An additional significant – and growing – service need will be housing recent immigrants who are flooding to the area but lack documents and natural supports putting significant burden on local area resources that are already taxed meeting the needs of existing residents. According to the American Immigration Council, Florida has 24,810 active Deferred Action for Childhood Arrivals. ProCon, a non-partisan organization, reports 11,500,000 undocumented immigrants in the United States, up from 10,220,000 the year before. This number is confirmed by the Brookings Institute. The World Atlas reports that Hialeah is the top American city with the most immigrants and is a natural destination for many newcomers settling into the country because of its cultural and demographic composition. The low rental vacancy rate in the City will inadvertently foster overcrowded housing and lead to additional problems down the line as the City and area providers grapple to deal with more people needing help.



Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The City of Hialeah does not have any emergency shelters within its jurisdiction. The City currently refers residents needing emergency shelter to the City of Miami which serves as the intake agency on behalf of the Miami-Dade County Continuum of Care. The City of Hialeah anticipates purchasing three emergency shelter beds at The Salvation Army in January 2023 using Emergency Solutions Grant (ESG) funds. These beds will enable direct placement of residents in need of shelter. In order to bypass the need to refer homeless residents to the City of Miami, the City of Hialeah has formed a Community Solutions Team who will provide intake and screening services for clients accessing CoC services.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

According to *Displaced in the Sunbelt: Miami-Dade County*, Miami-Dade County evictions accounted for 53 percent of overall housing loss with a total of 29,000 households evicted or 2.4 percent eviction rate for the County. Public radio station WLRN produced an extended piece on January 25th of this year focusing on how the affordable housing crisis is outing families at risk of dislocation as rents rose as much as 36 percent in some local area neighborhoods, leading the country in rent hikes. The story referenced WalletHub labeling Hialeah as one of the least affordable rental markets in the nation based on rental rates and median income level. The explosion in housing costs was also “driven by out of state buyers with Miami-Dade County the top destination for movers,” according to Redfin.

Hialeah has seen a proliferation of unapproved accessory dwelling units and the use of recreational vehicles as housing in response to the heated housing market. According to *Illegal multifamily homes in Hialeah? Home affordability crisis worsens worrisome trend* which appeared in The Miami Herald on July 28, 2022, the number of illegal units in Hialeah in the last five years represents practically 10% of the total housing in the city. In 2020, Hialeah had 76,459 official housing units, according to U.S. Census figures. These illegal units are unregulated but offer rates lower than the housing market: “According to postings on Craigslist and Facebook Marketplace, efficiency rents in Hialeah range from \$800 for a studio-style annex with no kitchen to a unit with all the typical home amenities for \$1,500,” the article stated.

Even for those households receiving financial assistance, the need for help is often greater than a one-time boost of help. The City of Hialeah helped 621 families with ERA1 rent assistance funds. Of these, 114 families – or 18.3 percent of those helped – returned for additional assistance beyond the initial assistance provided. Twenty-one households sought help a third time.

Identify priority needs for qualifying populations:

The severe shortage of affordable housing within City limits is the paramount concern expressed by almost all respondents. The City’s vacancy rate of less than two percent coupled with average rents far exceeding minimum-wage incomes has created a perfect storm in which low-income households are priced out of housing if they are lucky to locate a vacant unit. More so, the complexities and hardships that accompany



the qualifying population (including stigma, criminal records and security concerns, among others) add further hardship to securing safe, decent and affordable housing.

A secondary concern is intervention services that engage the qualifying populations and connect them to resources to increase household income, housing stability and address the issues that have marginalized them (including domestic violence). Supportive services can provide mitigating resources while the greater and lengthier search for affordable housing is undertaken (and hopefully completed).

Finally, since so many within the qualifying populations face economic barriers that are both antecedent (poor credit histories) and present (little or no income and short income history), Tenant Based Rental Assistance will serve as a bridge to connect qualifying populations to permanent housing as they stabilize and transition away from the risk factors that lead to their instability.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

The need for services and housing far exceeds the availability of resources to adequately address the issue. Aside from the ongoing displacement of families made homeless by the partial collapse of their multi-family building (data provided by the Hialeah Building Department and Hialeah Police Department) and the hundreds of households seeking rent assistance through the City's Emergency Rent Assistance Program (data provided by the Hialeah Grants and Human Services Department), the City's phenomenally low vacancy rate and current homeless street population (data provided by the Miami-Dade County Homeless Trust) all underscore the level of need.

The City of Hialeah does not have any emergency shelter beds located within its boundaries. It will be seeking the purchase of three beds from The Salvation Army in neighboring Miami in January 2023 to help address its unsheltered population. The absence of affordable land makes it highly unlikely that congregate shelter will be developed anytime in the near future as the high demand for rental housing and the exceptionally low vacancy rate is driving demand to build more rental housing and ownership opportunities.

The significant increase in undocumented, recent immigrants is adding to the demand created by the unsheltered street population and low-wage households struggling to maintain housing. They are all competing for limited market opportunities as they struggle to earn livable wages and acclimate to increased food and living costs associated with inflation.

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

The City will issue a Request For Proposal (RFP) to develop affordable rental housing serving the Qualified Populations. The RFP will be issued through the City's Purchasing Department and will include at least one pre-bid conference to address questions and delineate the use of HOME-ARP funds. The release of the bid will be advertised through the agenda of the Mayor and City Council prior to issuance. The bid opening will



be proactively advertised (including reaching out to area providers via electronic mail to advise them of the bid opportunity).

Describe whether the PJ will administer eligible activities directly:

The City will administer Supportive Services directly to augment the resources in place and funded by the City's Emergency Shelter Grant (ESG) funds and enable improved leveraging. The City's Community Solutions Team, which currently serves homeless persons and works collaboratively with the Police Department's Domestic Violence Victims Unit, is aligned with the CoC and conducts street outreach as well as proactive community outreach. The City's Emergency Rent Assistance (ERA-2) team has extensive experience with applicant screening and working with landlords to secure housing and assist those at-risk of losing their housing.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

This section is not applicable as no funds are being provided prior to HUD's acceptance of the City's allocation plan.

Use of HOME-ARP Funding:

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

Service/Activity	Funding Amount	% of Allocation
Housing Production (Capital Development/Acquisition)	\$3,580,298.10	66.44%
Supportive Services (including outreach, transportation, victim services and financial assistance)	\$600,000.00	11.13%
Tenant-Based Rental Assistance	\$400,000.00	7.43%
Administration	\$808,287.90	15.00%
TOTALS	\$5,388,586.00	100.00%

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The City relies in the vast network of short- and long-term housing and ancillary services within the Miami-Dade County Homeless Trust Continuum of Care. However, since the Continuum's outreach services were



slow and limited in efficacy in serving City residents, , the City created a Community Solutions Team (CST) comprised of two staffers whose job was to provide prompt local response to those homeless residents seeking help and to offer support to individuals and families at-risk of homelessness regardless of circumstance or condition. The team is funded by the City's Emergency Solutions Grant (ESG) funds. The CST has been trained to respond to all community residents facing housing loss including the four qualifying populations. The investment of \$600,000 in supportive services to the qualifying populations will enable the City to formally unite its CST and Victim Services programs (which are currently operating fully independently of each other and within separate management tracks) and promote collaboration with community-based providers such as Glory House who serve a subset of the qualifying populations but have traditionally operated independently of City efforts. This collaborative model would enable a more traditional (and hopefully effective) wrap-around service model while promoting stronger interagency collaboration.

While the City does not currently have direct access to emergency shelter beds (but does through the Miami-Dade County Continuum of Care), it has relied on Rapid-Rehousing models and ESG and Emergency Rent Assistance (ERA) funds to provide short- and medium-term housing to vulnerable individuals and families with children who would otherwise be homeless. The Rapid Rehousing model, executed at the City level, has promoted housing stability and reduced trauma exposure while utilizing local resources and not drawing from the CoC for these specific populations. However, the need remains for the CoC's support with regard to chronic homeless individuals who are not sufficiently equipped to be assisted through the Rapid Rehousing model. For these individuals – many of whom have not worked in years and may have co-occurring disorders – the production of additional affordable housing may be the best long-term solution.

The demand for affordable housing across the population spectrum – especially the four qualifying populations – is far greater than can be redressed with the proposed funds given the absence of affordable land for acquisition and the increased development costs post COVID pandemic. However, the proposed investment of \$3,580,298.10 in HOME-ARP funds would signal the first development of non-housing authority, affordable housing development in many years.

While the development of permanent housing units may take time, the provision of Tenant-Based Rental Assistance can serve as a bridge providing financial assistance to enable qualifying populations to access private market rentals more quickly than the traditional shelter-based model. The City proposes allocating \$400,000 to this effort as part of its leveraging of other resources for this service including ESG and ERA funds.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The goal is to produce a minimum of 15 new affordable housing units to serve the Qualifying Population with efforts to increase this number through the procurement process enabling potential developers to leverage their resources.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:



The goal is to produce at least 15 new affordable housing units for use by residents within the qualifying populations that can become ready for use within the next three years. The City has had great difficulty catalyzing affordable housing development because of limited land opportunities and insufficient interest by private developers since the market-rate demand for units is far greater than existing inventory. Therefore, while the scope of proposed development may not be as great as needed, it is a much-needed positive step towards meeting the needs of these marginalized sub-populations.

More so, while the City's most recent efforts to use HOME funds for affordable housing development were unproductive because potential applicants claimed the funds were insufficient, the funds proposed here are more than double what the City made available in these previous efforts. In addition, the City used the HOME-ARP Allocation Plan engagement and public comment process to specifically engage potential developers and encourage their interest leveraging these one-time grant funds to spur development.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

The City of Hialeah does not intend to limit eligibility for HOME-ARP rental housing nor NCS project to a particular qualifying population though it acknowledges that people who are homeless or at-risk of homelessness represent the greatest quantified need among the qualifying populations.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and with the PJ's needs assessment and gap analysis:

This section is not applicable as the City of Hialeah does not intend to limit eligibility.

Referral Methods

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

The City intends to work with the CoC as well as local area providers working with the Qualified Populations to make referrals to funded activities including the development of new rental housing units.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):



If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

Limitations in a HOME-ARP Rental or NCS Project

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

The City of Hialeah does not intend to limit eligibility for HOME-ARP rental housing nor NCS project to a particular qualifying population.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

This section is not applicable as the City of Hialeah does not intend to limit eligibility.

HOME-ARP Refinancing Guidelines

The City of Hialeah will not be utilizing HOME-ARP funds to refinance existing debt.

Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary activity.

This section is not applicable to the City's HOME-ARP Allocation Plan as the City will not fund refinancing activities.

Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.

This section is not applicable to the City's HOME-ARP Allocation Plan as the City will not fund refinancing activities.

State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.

This section is not applicable to the City's HOME-ARP Allocation Plan as the City will not fund refinancing activities.



Specify the required compliance period, whether it is the minimum 15 years or longer.

This section is not applicable to the City's HOME-ARP Allocation Plan as the City will not fund refinancing activities.

State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

This section is not applicable to the City's HOME-ARP Allocation Plan as the City will not fund refinancing activities.

Other requirements in the PJ's guidelines, if applicable.

Not applicable.

